Bill Garrett Davidson County
Batch# 77149 DEEDWARR
04/09/2018 08:55:59 AM 2 pgs
Fees: $13.00 Taxes: $566.10

20180409-0032929

STATE OF TENNESSEE 21076
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Jo M Hailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2018.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To: new owner
Lou Ann Kitchin	
(Name)	(Name)
3381 Woodsview	
(Street Address or Route Number)	(Street Address)
Clyde, MI 48049	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s):

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Jo M. Hailey, an unmarried woman
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lou Ann Kitchin, a married woman
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 107, of Pepper Ridge Condominium, Phase 1, a Horizontal Property Regime, as shown on the Plat of record in Book 6900, page 526, Register's Office for Davidson County, Tennessee, to which plat reference is here by made for a more complete description.

Unit No. 107 of Pepper Ridge Condominiums, Phase I, a Horizontal Property Regime, located on the Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the Plat of Pepper Ridge Condominiums, Phase 1, recorded in Plat Book 6900, page 526, of the Register's Office for Davidson County, Tennessee, and described as a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, page 248, said Register's Office, to regulations imposed upon and relating to the property, apartment, owners and tenants of Pepper Ridge Condominiums, Phase 1, contained in the Master Deed and By-Laws appended thereon, of record in Book 7466, page 248, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied therein.

BEING the same property conveyed to Jo M. Hailey, an unmarried woman, by Warranty Deed from Cheryl L. Irby, unmarried, dated November 23, 2009, filed of record in Instrument No. 20091125-0108435, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 107 Pepper Ridge Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his/her/their hand(s) this 6th day of April, 2018.

Seller

Jo M. Hailey

Jo M. Hailey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Jo M. Hailey, an unmarried woman, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 2018.

My commission expires 3/ 8/2022

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022